

**PB# 93-16**

**Nicholas Roseto**

**4-2-1**

P.B. # 93-16    Roseto, Nicholas Site Plan

Approved    6/13/94

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, NY 12550

**GENERAL RECEIPT**

13304

May 5 19 93

Received of ROSYTOE Assoc. \$ 150.00

One Hundred fifty 00 DOLLARS

For P.B. # ~~93~~ 93-16 Application Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR 3261</u>		<u>150.00</u>

By Pauline M. Townsend  
Town Clerk  
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, NY 12550

**GENERAL RECEIPT**

13305

May 5 19 93

Received of Town Clerk \$ 750.00

Seven Hundred fifty 00 DOLLARS

For P.B. # 93-16 Site Plan Minimum (ROSYTOE Assoc.)

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR 3262</u>		<u>750.00</u>

By Juan Zapata  
Deputy Comptroller  
Title

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**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, NY 12550

**GENERAL RECEIPT**

14075

June 6 19 94

Received of Rosytoe Associates \$ 150.00

One Hundred fifty 00 DOLLARS

For Planning Board 93-16 Approval Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CR # 3301</u>		<u>150.00</u>

By Dorothy H. Hansen  
Town Clerk  
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

**Planning Board**  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553

**NO. 93-16**  
June 6, 1994

Five Hundred Fifty <sup>00</sup> DOLLARS

For P.B. # ~~93~~ 93-16 Application Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
CR 3261		150.00

By Pauline M. Townsend  
Town Clerk  
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

GENERAL RECEIPT 13305

Received of Town Clerk May 5 1993  
\$ 750.00

Seven Hundred Fifty <sup>00</sup> DOLLARS

For P.B. # 93-16  
Site Plan Minimum (ROSYTOE Assoc.)

DISTRIBUTION:

FUND	CODE	AMOUNT
CR 3262		750.00

By Juan Zappala  
Deputy Controller  
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

GENERAL RECEIPT 14075

Received of Rosytoc Associates June 6 1994  
\$ 150.00

One Hundred fifty <sup>00</sup> DOLLARS

For Planning Board 93-16 Approval Fee

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 3301		150.00

By Dorothy W. Hansen  
Town Clerk  
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553

NO. 93-16  
June 6, 1994

RECEIVED FROM Rosytoc Associates  
Three Hundred Ninety <sup>40</sup> DOLLARS  
4% Inspection fee (4% of \$9,760.00)

Account Total \$ 390.40  
Amount Paid \$ 390.40  
Balance Due \$ - 0 -

Dei Cuptull  
Diana L. Mason, Secy. to the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

Eng. fee \$363.50





Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12553

NO. 93-16

June 6, 19 94

RECEIVED FROM Rusytoe Associates

Six Hundred 00/100 DOLLARS

Site Plan Bond

Account Total \$ 600.00

Amount Paid \$ 600.00

Balance Due \$ - 0 -

W. L. Capt. Mason  
Myra L. Mason Secy to  
the P.B.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/13/94

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 93-16

NAME: NEW WINDSOR LAUNDROMAT & DRY CLEANERS  
APPLICANT: ROSETO, NICHOLAS D., JR.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
05/05/93	S.P. MINIMUM	PAID		750.00	
05/12/93	P.B. ATTY FEE	CHG	35.00		
05/12/93	P.B. MINUTES	CHG	31.50		
06/23/93	P.B. MINUTES	CHG	9.00		
09/22/93	P.B. ATTY. FEE	CHG	35.00		
09/22/93	P.B. MINUTES	CHG	36.00		
10/13/93	P.B. ATTY. FEE	CHG	35.00		
10/13/93	P.B. MINUTES	CHG	31.50		
06/02/94	ENGINEER FEE	CHG	363.50		
		TOTAL:	576.50	750.00	-173.50

*Please issue a check in  
the amount of \$173.50 to:*

*Rosytoc Assoc.  
824 E. Peenpac Trail  
Sparrow Bush, N.Y. 12780*



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

18 August 1994

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**MEMORANDUM**

**TO:** Michael Babcock, Town Building Inspector

**FROM:** Mark J. Edsall, P.E., Planning Board Engineer

**SUBJECT:** ROSETO SITE PLAN  
NEW WINDSOR PLANNING BOARD NO. 93-16  
FIELD REVIEW FOR COMPLETION - 8/17/94

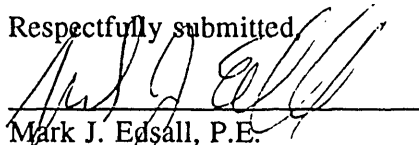
This memorandum shall confirm our review on the afternoon of 17 August 1994 of the subject site, which received Planning Board stamp of approval on 13 June 1994.

Based on our review of the site, it appears that all key site elements shown on the aforementioned site plan have been completed in an acceptable manner. Based on same, it is my recommendation that the Performance Guarantee for the site be returned to the Applicant upon their request for same.

Inasmuch as the former site plan (NWPB No. 86-46) was superseded by this site plan, and the elements not-completed from the former application were amended as part of the 93-16 application, it is my opinion and recommendation that it is appropriate that any outstanding Performance Guarantee for Application No. 86-46 also be returned to the Applicant upon their request.

If you have any questions concerning the above, please do not hesitate to contact the undersigned.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer  
MJEmk

cc: Myra Mason, Planning Board Secretary  
Larry Reis, Town Comptroller  
A:8-18-E.mk

*Money released 8/22/94.*

*Nicholas D. Roseto, Jr.*  
*824 East Peenpack Trail*  
*Sparrowbush, New York 12780*

Res. # 914 858-8294

Bus. # 914 563-2840

August 4, 1994

Mr. Mark Edsall, P.E., Town Engineer  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

Subject: Final Site Inspection, Roseto #93-16 & 86-46

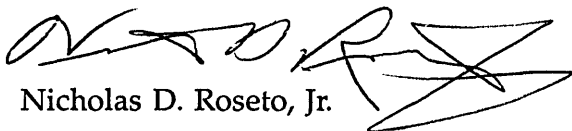
Dear Mr. Edsall:

I request that a final site inspection be performed at 316 Temple Hill Road, which I believe now meets all the requirements of the site plan as approved by the Town of New Windsor Planning Board.

I also request, if the site meets with your inspection requirements, that the escrow of \$600 for site plan #93-16 and \$1800 for site plan #86-46 (withdrawn at my request on April 21, 1993), be released to me.

Thank you for your assistance in this matter.

I remain,  
Very truly yours,

  
Nicholas D. Roseto, Jr.

8/8/94 @

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/13/94

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 93-16

NAME: NEW WINDSOR LAUNDROMAT & DRY CLEANERS  
APPLICANT: ROSETO, NICHOLAS D., JR.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
05/05/93	S.P. MINIMUM	PAID		750.00	
05/12/93	P.B. ATTY FEE	CHG	35.00		
05/12/93	P.B. MINUTES	CHG	31.50		
06/23/93	P.B. MINUTES	CHG	9.00		
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09/22/93	P.B. MINUTES	CHG	36.00		
10/13/93	P.B. ATTY. FEE	CHG	35.00		
10/13/93	P.B. MINUTES	CHG	31.50		
06/02/94	ENGINEER FEE	CHG	363.50		
06/13/94	RET. TO APPLICANT	CHG	173.50		
		TOTAL:	750.00	750.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/13/94

PAGE: 1

LISTING OF PLANNING BOARD FEES  
SITE PLAN BOND

FOR PROJECT NUMBER: 93-16

NAME: NEW WINDSOR LAUNDROMAT & DRY CLEANERS  
APPLICANT: ROSETO, NICHOLAS D., JR.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
06/02/94	BOND REQUIRED	CHG	600.00		
06/06/94	REC. CK #3303	PAID		600.00	
		TOTAL:	600.00	600.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/13/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 93-16

NAME: NEW WINDSOR LAUNDROMAT & DRY CLEANERS  
APPLICANT: ROSETO, NICHOLAS D., JR.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/13/94	PLANS REVIEWED BY MARK EDSALL	OK FOR SIGNATURE
06/13/94	PLANS STAMPED BY C. DUBALDI	APPROVED
10/13/93	P.B. APPEARANCE	LA:ND - WAIVE P.H.
10/13/93	P.B. APPEARANCE (CON'T.)	APPROVED CONDITIONAL
09/22/93	P.B. APPEARANCE	NEED LANDSCAPE PLAN
09/01/93	WORK SESSION APPEARANCE	DISCUSSION
05/12/93	P.B. APPEARANCE . MARK TO SEND LETTER TO D.O.T.	MARK TO SEND LETTER
04/21/93	WORK SESSION APPEARANCE	SUBMIT
11/06/91	WORK SESSION APPEARANCE	REVISE & RETURN

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/13/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 93-16

NAME: NEW WINDSOR LAUNDROMAT & DRY CLEANERS

APPLICANT: ROSETO, NICHOLAS D., JR.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	05/05/93	MUNICIPAL HIGHWAY	05/14/93	APPROVED
ORIG	05/05/93	MUNICIPAL WATER	05/14/93	APPROVED
ORIG	05/05/93	MUNICIPAL SEWER	10/07/93	SUPERSEDED BY REV1
ORIG	05/05/93	MUNICIPAL SANITARY	10/07/93	SUPERSEDED BY REV1
ORIG	05/05/93	MUNICIPAL FIRE	05/06/93	APPROVED
ORIG	05/05/93	PLANNING BOARD ENGINEER	10/07/93	SUPERSEDED BY REV1
REV1	10/07/93	MUNICIPAL HIGHWAY	11/15/93	APPROVED
REV1	10/07/93	MUNICIPAL WATER	11/15/93	APPROVED
REV1	10/07/93	MUNICIPAL SEWER	10/11/93	APPROVED
REV1	10/07/93	MUNICIPAL SANITARY	/ /	
REV1	10/07/93	MUNICIPAL FIRE	10/12/93	APPROVED
REV1	10/07/93	PLANNING BOARD ENGINEER	/ /	

## MEMORANDUM FOR FILE

DATE: June 9, 1994

On this date: I spoke to David from Paul Cuomo's  
office. I told him that Mark reviewed the  
final plan and he needs to add 2" overlay of  
asphalt, new 30' flagpole w/ flag and bumpers  
to the plan before it can be stamped.

(R)

I also called Nick Russo and let him know.



# RESULTS OF P.B. MEETING

DATE: October 13, 1993

PROJECT NAME: Roseto, Nicholas PROJECT NUMBER 93-16

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M)    S)    VOTE: A 5 N 0

\* M) 0 S) 5 VOTE: A 5 N 0

CARRIED: YES ✓ NO   

\* CARRIED: YES: ✓ NO   

\*\*\*\*\*

PUBLIC HEARING: M) ✓ S) L VOTE: A 5 N 0

WAIVED: YES ✓ NO   

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.B.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:   

M) ✓ S) 0 VOTE: A 5 N 0 APPR. CONDITIONALLY: ✓

NEED NEW PLANS: YES ✓ NO   

DISCUSSION/APPROVAL CONDITIONS:   

(30' new)  
The Board requests a flagpole - to be placed on applicant's property  
And the parking lot to be paved and striped "1/2" overlay  
planter in corner to be eliminated  
submit cost estimate  
bumpers for flagpole

ROSETO, NICHOLAS SITE PLAN (93-16) CORNER OF RT. 300 &  
UNION AVENUE

Paul Cuomo appeared before the board for this proposal.

MR. CUOMO: My client is going to college, he's a young fellow, I guess. He's got time to go to college and he's locked into a course at Marist and he can't seem to get away because of the cost of the course if he loses one class, he will flunk or something like that, I don't know. I think you got all the new maps we put in. We put in a bunch of new maps. Like to discuss the map and some things on it.

MR. LANDER: I'd like to discuss it too.

MR. CUOMO: Last time I asked the board to look out your windshield or whatever you look out of when you drive by and I guess you saw what you saw.

MR. LANDER: Is that a used car lot too?

MR. CUOMO: No, it looks something like.

MR. VAN LEEUWEN: A used car lot, there is a couple out there for sale.

MR. CUOMO: There is grass growing up in the blacktop you know so I really would like to get that paved.

MR. VAN LEEUWEN: I think it should be patched, I'm glad you mentioned it. There's two things I'd like to see on this.

MR. CUOMO: I talked to him today about paving and he said gee, I'd like to pave it too but I don't have any money. He has a budget on it. What he would like to do and this is just a suggestion for your consideration, he would like to eliminate cause this was this planting area I think we inherited from an old site plan a long time ago and the way we got it in there away from the curb, it's going to catch paper. We would like to eliminate that planter there and take that money and pave this thing because it really would be terrible, stripe that lot in the condition it's in

right now.

MR. DUBALDI: You're going to save enough money from not building one planter to pave the entire parking lot?

MR. CUOMO: No, but it will help.

MR. SCHIEFER: What are you going to put in its place?

MR. CUOMO: We'd put in its place would be blacktop, we would take out all those stanchions that are left there, we would take that out and make it a clean blacktop lot with stripes, I think it would, that is a very, very visible site.

MR. VAN LEEUWEN: I agree with you. One thing I don't see here we have been asking everybody on Temple Hill Road for a flag pole. Do you think you can help us out with a nice 30 foot flag pole?

MR. KRIEGER: Existing flag pole.

MR. VAN LEEUWEN: Where is it?

MR. CUOMO: You mean a nice new one?

MR. KRIEGER: On the left-hand side of the site plan.

MR. PETRO: Paul, let me sum this up. If you remove the planter and you put in a 30 foot flag pole by removing the planter you're going to do the flag pole and then repatch the parking lot.

MR. CUOMO: Yes, entire parking lot and stripe it.

MR. DUBALDI: Entire parking lot?

MR. CUOMO: Yes, you got it, he said he'd agree.

MR. PETRO: I don't think we should argue, that sounds pretty good.

MR. KRIEGER: I assume when they require a flag pole they would like your client to put a flag on the flag

pole.

MR. BABCOCK: I have a story about that later.

MR. DUBALDI: What happens if the applicant doesn't do these improvements?

MR. BABCOCK: He's got to bond them.

MR. CUOMO: You have got money how much money?

MR. EDSALL: He got most of it back.

MR. DUBALDI: He is going to have to post a new bond for the improvements, correct?

MR. BABCOCK: It will be a cost estimate. If he does the work, he will not put up a bond. If he doesn't do the work, he will have to put up a bond to get a C.O.

MR. CUOMO: I'll make a new cost estimate for the flag pole.

MR. PETRO: Work will have to be done in what timeframe? In what timeframe does he have to do the work?

MR. VAN LEEUWEN: Next 30 days.

MR. PETRO: He won't have much time, he's got about 30 days before the asphalt plant closes. Everybody seems to be pretty much in agreement that it sounds like a good idea. Take that little triangle out of the corner, you're going to repave the parking lot, put a 30 foot flag pole up as Mr. Van Leeuwen expressed.

MR. KRIEGER: New flag pole up or dress up the existing flag pole?

MR. PETRO: It's probably a metal pole.

MR. CUOMO: No, I think it's a beat up, the whole thing is beat up.

MR. VAN LEEUWEN: Let's dress it up and make it look

good.

MR. EDSALL: Where do you want the flag upon pole itself, in the County right-of-way? I would think if they are going to take all the posts and remains of previous items out, and they are going to put a new flag pole in, I don't think this board can approve it within a highway right-of-way so you have got to tell us where you want it and since there's not--

MR. CUOMO: We'll put it right here at the apex.

MR. PETRO: Move it over a foot or two, move it out of the right-of-way on to your own property, that is all.

MR. EDSALL: You may want to suggest or have on the plan a wheel stop since there's nothing around the flag pole now you may have to keep somebody from running into it.

MR. LANDER: How many of these trees in the back are still alive? The screening that was put in here now this is serious.

MR. CUOMO: I do know. There are some alive, I don't know if they are all alive.

MR. LANDER: We asked for screening, we asked for screening. We get the screening, the screening dies and what do you have, you have a stick there. It doesn't grow, come one, did you ever look around? You have, you have a stick standing there for two years.

MR. BABCOCK: When we were there we would have noted that the trees were dead. I don't remember the trees being dead.

MR. LANDER: I think there was a couple of them still alive but--

MR. EDSALL: When the final inspection is made, we'll check to see that everything is acceptable.

MR. LANDER: Make sure the screening is still there.

MR. PETRO: You're going to do the bond estimate?

MR. BABCOCK: We'll check that.

MR. CUOMO: I'll change the map, site plan.

MR. PETRO: Instead of existing macadam, put to be paved on the plan, move the flag and show some bumpers for the flag.

MR. EDSALL: How much paving, 2 inch overlay?

MR. CUOMO: I would like to see 2 inch overlay.

MR. LANDER: I don't want to see it sprayed on, Paul.

MR. EDSALL: Show it on the plan then.

MR. EDSALL: That will be 2 inch on the plan, we'll look for then.

MR. PETRO: Instead of existing to be paved with two inch overlay.

MR. CUOMO: Yes.

MR. VAN LEEUWEN: I'll so move.

MR. DUBALDI: I make a motion we take lead agency.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency for the Roseto site plan amendment. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

MR. PETRO: Planning Board should determine if a public hearing will be necessary per its discretion under Paragraph 48-19.C of the Town Zoning Local Law.

MR. VAN LEEUWEN: I make a motion we waive public hearing.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under discretionary judgment for the Roseto site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

MR. VAN LEEUWEN: I'll make a motion we approve it subject to.

MR. PETRO: This project should be classified under SEQRA. Can we have a negative dec?

MR. DUBALDI: So moved.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Moved and seconded that the New Windsor Planning Board declare negative dec for the Roseto site plan amendment. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Bond estimate we have discussed and will be under Paragraph A1 G of Chapter 19 of the Town Code and be put in place.

MR. VAN LEEUWEN: I'll make a motion to approve subject to the following conditions, that the map shows two inches of overlay on the blacktop and new flag pole be installed and that the planter in the far corner of the property be removed.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve the Roseto site plan subject to two inches of overlay blacktop being placed on the map and obviously being done on the site and 30 foot flag pole be placed in the corner of the property, new flag pole.

MR. KRIEGER: Remove the existing flag pole and install a 30 foot one.

MR. PETRO: Yes, with bumpers in front of it so it won't be hit and the triangle be removed from the property and the plants will be checked when the bond estimate by the building inspector is put in place.

#### ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE



563-2840

APPLICATION FEE (DUE AT TIME OF SUBMITTAL)

\$ 150.00 *Pl*

PLAN REVIEW FEE: (APPROVAL)

150.00 ①

PLAN REVIEW FEE (MULTI-FAMILY):  
PLUS \$25.00/UNIT

A. \$150.00  
B. \_\_\_\_\_

TOTAL OF A & B: \_\_\_\_\_

SITE IMPROVEMENT COST ESTIMATE: \$ 9,760.00

A. 4% OF FIRST \$50,000.00  
B. 2% OF REMAINDER

A. 390.40  
B. - 0 -

TOTAL OF A & B: \$390.40 ②

*Need Bond for \$600.00 ③*

*Return from Escrow \$173.50*

Myra

6/8/94

Plan must  
call for a 2" top  
course of asphalt pavement  
and a new flagpole  
with flag.

Myra

563-2840

APPLICATION FEE (DUE AT TIME OF SUBMITTAL)

\$ 150.00 *Pl*

PLAN REVIEW FEE: (APPROVAL)

150.00 ①

PLAN REVIEW FEE (MULTI-FAMILY):  
PLUS \$25.00/UNIT

A. \$150.00  
B. \_\_\_\_\_

TOTAL OF A & B: \_\_\_\_\_

SITE IMPROVEMENT COST ESTIMATE: \$ 9,760.00

A. 4% OF FIRST \$50,000.00  
B. 2% OF REMAINDER

A. 390.40  
B. - 0 -

TOTAL OF A & B: \$390.40 ②

*Need Bond for \$600.00 ③*

*Return from Escrow \$173.50*

Roseto

93-16

ITEM	QUANTITIES	UNIT PRICE	AMOUNT
ASPHALT PAVING FOR PARKING LOT (COMPLETED)	<del>6,200</del> <sup>9000</sup> SQ.FT.	\$1.00/SQ.FT.	<del>\$ 6,200.00</del> <sup>9000</sup>
STRIPING & SPACE DILINEATION (COMPLETED)	20 SPACES	<del>\$10.00</del> <sup>8</sup> /SPACE	<del>\$ 200.00</del> <sup>160</sup>
<del>FLAGPOLE (FLAG EXTRA)</del> NOT COMPLETED	1 POLE	\$600.00/POLE	\$ 600.00
TOTAL			<del>\$ 7,000.00</del> 9760.00

FLAG INCLUDED

R

Landscaping  
w/old bond

\$390.40 fee  
\$ 600 bond req'd.

WJ 6/1/94

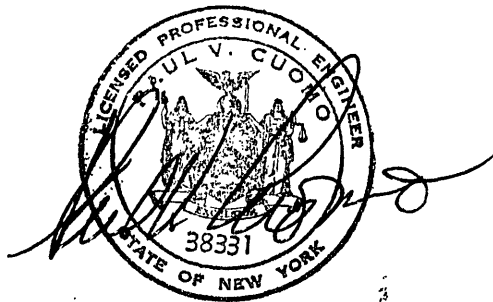
CUOMO ENGINEERING  
STEWART INTERNATIONAL AIRPORT  
2005 D STREET, BUILDING NO. 704  
NEW WINDSOR, NEW YORK 12553  
PHONE NUMBER 914-567-0063

C O S T E S T I M A T E  
NEW WINDSOR PLANNING BOARD NO. 93-31

NICHOLAS ROSYTOE  
UNION AVENUE  
NEW WINDSOR, NEW YORK

JOB NUMBER: 93070

MAY 5, 1994  
REVISED MAY 27, 1994



PAUL V. CUOMO, P.E.  
CUOMO ENGINEERING

ITEM	QUANTITIES	UNIT PRICE	AMOUNT
ASPHALT PAVING FOR PARKING LOT (COMPLETED)	6,200 SQ.FT.	\$1.00/SQ.FT.	\$ 6,200.00
STRIPING & SPACE DILINEATION (COMPLETED)	20 SPACES	\$10.00/SPACE	\$ 200.00
FLAGPOLE (FLAG EXTRA) NOT COMPLETED	1 POLE	\$600.00/POLE	\$ 600.00
		TOTAL	\$ 7,000.00

PLANNING BOARD FILE NUMBER: 93-16

MEMORANDUM FOR FILE

DATE: March 7, 1994

On this date: I spoke to Paul Cuomo. I asked him  
to please finalize this file. He said he was  
working on it.

(m)

PLANNING BOARD FILE NUMBER: 93-16

MEMORANDUM FOR FILE

DATE: January 3, 1994

On this date: I spoke to Paul Cuomo - Told him  
he needs to revise this plan according to the  
conditions of approval and submit cost estimate.

He said he would take care of it.

(m)  
1-31-94 Spoke to Nick at Cuomo's office. He said  
he was on the phone and could he call me right  
back. - He did not return call.

2-8-94  
Gave Paul C. copies of 10/13/93 minutes and result sheet from  
meeting

(m)



# RESULTS OF P.B. MEETING

DATE: October 13, 1993

PROJECT NAME: Roseto, Nicholas PROJECT NUMBER 93-16

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LEAD AGENCY:

\* NEGATIVE DEC:

M)    S)    VOTE: A 5 N 0

\* M) 0 S) 5 VOTE: A 5 N 0

CARRIED: YES ✓ NO   

\* CARRIED: YES: ✓ NO   

\*\*\*\*\*

PUBLIC HEARING: M) ✓ S) L VOTE: A 5 N 0

WAIVED: YES ✓ NO   

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.B.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:   

M) ✓ S) 0 VOTE: A 5 N 0 APPR. CONDITIONALLY: ✓

NEED NEW PLANS: YES ✓ NO   

DISCUSSION/APPROVAL CONDITIONS:

(30' new)  
The Board requests a flagpole - to be placed on applicant's property  
And the parking lot to be paved and striped "1/2" overlay  
planter in corner to be eliminated  
submit cost estimate  
bumpers for flagpole

ROSETO, NICHOLAS SITE PLAN (93-16) CORNER OF RT. 300 &  
UNION AVENUE

Paul Cuomo appeared before the board for this proposal.

MR. CUOMO: My client is going to college, he's a young fellow, I guess. He's got time to go to college and he's locked into a course at Marist and he can't seem to get away because of the cost of the course if he loses one class, he will flunk or something like that, I don't know. I think you got all the new maps we put in. We put in a bunch of new maps. Like to discuss the map and some things on it.

MR. LANDER: I'd like to discuss it too.

MR. CUOMO: Last time I asked the board to look out your windshield or whatever you look out of when you drive by and I guess you saw what you saw.

MR. LANDER: Is that a used car lot too?

MR. CUOMO: No, it looks something like.

MR. VAN LEEUWEN: A used car lot, there is a couple out there for sale.

MR. CUOMO: There is grass growing up in the blacktop you know so I really would like to get that paved.

MR. VAN LEEUWEN: I think it should be patched, I'm glad you mentioned it. There's two things I'd like to see on this.

MR. CUOMO: I talked to him today about paving and he said gee, I'd like to pave it too but I don't have any money. He has a budget on it. What he would like to do and this is just a suggestion for your consideration, he would like to eliminate cause this was this planting area I think we inherited from an old site plan a long time ago and the way we got it in there away from the curb, it's going to catch paper. We would like to eliminate that planter there and take that money and pave this thing because it really would be terrible, stripe that lot in the condition it's in

right now.

MR. DUBALDI: You're going to save enough money from not building one planter to pave the entire parking lot?

MR. CUOMO: No, but it will help.

MR. SCHIEFER: What are you going to put in its place?

MR. CUOMO: We'd put in its place would be blacktop, we would take out all those stanchions that are left there, we would take that out and make it a clean blacktop lot with stripes, I think it would, that is a very, very visible site.

MR. VAN LEEUWEN: I agree with you. One thing I don't see here we have been asking everybody on Temple Hill Road for a flag pole. Do you think you can help us out with a nice 30 foot flag pole?

MR. KRIEGER: Existing flag pole.

MR. VAN LEEUWEN: Where is it?

MR. CUOMO: You mean a nice new one?

MR. KRIEGER: On the left-hand side of the site plan.

MR. PETRO: Paul, let me sum this up. If you remove the planter and you put in a 30 foot flag pole by removing the planter you're going to do the flag pole and then repatch the parking lot.

MR. CUOMO: Yes, entire parking lot and stripe it.

MR. DUBALDI: Entire parking lot?

MR. CUOMO: Yes, you got it, he said he'd agree.

MR. PETRO: I don't think we should argue, that sounds pretty good.

MR. KRIEGER: I assume when they require a flag pole they would like your client to put a flag on the flag

pole.

MR. BABCOCK: I have a story about that later.

MR. DUBALDI: What happens if the applicant doesn't do these improvements?

MR. BABCOCK: He's got to bond them.

MR. CUOMO: You have got money how much money?

MR. EDSALL: He got most of it back.

MR. DUBALDI: He is going to have to post a new bond for the improvements, correct?

MR. BABCOCK: It will be a cost estimate. If he does the work, he will not put up a bond. If he doesn't do the work, he will have to put up a bond to get a C.O.

MR. CUOMO: I'll make a new cost estimate for the flag pole.

MR. PETRO: Work will have to be done in what timeframe? In what timeframe does he have to do the work?

MR. VAN LEEUWEN: Next 30 days.

MR. PETRO: He won't have much time, he's got about 30 days before the asphalt plant closes. Everybody seems to be pretty much in agreement that it sounds like a good idea. Take that little triangle out of the corner, you're going to repave the parking lot, put a 30 foot flag pole up as Mr. Van Leeuwen expressed.

MR. KRIEGER: New flag pole up or dress up the existing flag pole?

MR. PETRO: It's probably a metal pole.

MR. CUOMO: No, I think it's a beat up, the whole thing is beat up.

MR. VAN LEEUWEN: Let's dress it up and make it look

good.

MR. EDSALL: Where do you want the flag upon pole itself, in the County right-of-way? I would think if they are going to take all the posts and remains of previous items out, and they are going to put a new flag pole in, I don't think this board can approve it within a highway right-of-way so you have got to tell us where you want it and since there's not--

MR. CUOMO: We'll put it right here at the apex.

MR. PETRO: Move it over a foot or two, move it out of the right-of-way on to your own property, that is all.

MR. EDSALL: You may want to suggest or have on the plan a wheel stop since there's nothing around the flag pole now you may have to keep somebody from running into it.

MR. LANDER: How many of these trees in the back are still alive? The screening that was put in here now this is serious.

MR. CUOMO: I do know. There are some alive, I don't know if they are all alive.

MR. LANDER: We asked for screening, we asked for screening. We get the screening, the screening dies and what do you have, you have a stick there. It doesn't grow, come one, did you ever look around? You have, you have a stick standing there for two years.

MR. BABCOCK: When we were there we would have noted that the trees were dead. I don't remember the trees being dead.

MR. LANDER: I think there was a couple of them still alive but--

MR. EDSALL: When the final inspection is made, we'll check to see that everything is acceptable.

MR. LANDER: Make sure the screening is still there.

MR. PETRO: You're going to do the bond estimate?

MR. BABCOCK: We'll check that.

MR. CUOMO: I'll change the map, site plan.

MR. PETRO: Instead of existing macadam, put to be paved on the plan, move the flag and show some bumpers for the flag.

MR. EDSALL: How much paving, 2 inch overlay?

MR. CUOMO: I would like to see 2 inch overlay.

MR. LANDER: I don't want to see it sprayed on, Paul.

MR. EDSALL: Show it on the plan then.

MR. EDSALL: That will be 2 inch on the plan, we'll look for then.

MR. PETRO: Instead of existing to be paved with two inch overlay.

MR. CUOMO: Yes.

MR. VAN LEEUWEN: I'll so move.

MR. DUBALDI: I make a motion we take lead agency.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency for the Roseto site plan amendment. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

MR. PETRO: Planning Board should determine if a public hearing will be necessary per its discretion under Paragraph 48-19.C of the Town Zoning Local Law.

MR. VAN LEEUWEN: I make a motion we waive public hearing.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under discretionary judgment for the Roseto site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE

MR. VAN LEEUWEN: I'll make a motion we approve it subject to.

MR. PETRO: This project should be classified under SEQRA. Can we have a negative dec?

MR. DUBALDI: So moved.

MR. VAN LEEUWEN: Second it.

MR. PETRO: Moved and seconded that the New Windsor Planning Board declare negative dec for the Roseto site plan amendment. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Bond estimate we have discussed and will be under Paragraph A1 G of Chapter 19 of the Town Code and be put in place.

MR. VAN LEEUWEN: I'll make a motion to approve subject to the following conditions, that the map shows two inches of overlay on the blactop and new flag pole be installed and that the planter in the far corner of the property be removed.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve the Roseto site plan subject to two inches of overlay blacktop being placed on the map and obviously being done on the site and 30 foot flag pole be placed in the corner of the property, new flag pole.

MR. KRIEGER: Remove the existing flag pole and install a 30 foot one.

MR. PETRO: Yes, with bumpers in front of it so it won't be hit and the triangle be removed from the property and the plants will be checked when the bond estimate by the building inspector is put in place.

#### ROLL CALL

MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. PETRO	AYE
MR. DUBALDI	AYE





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TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: ROSETO SITE PLAN AMENDMENT  
PROJECT LOCATION: UNION AVE. (CR 69) & TEMPLE HILL ROAD (NYS RT 300)  
SECTION 4-BLOCK 2-LOT 1  
PROJECT NUMBER: 93-16  
DATE: 13 OCTOBER 1993  
DESCRIPTION: THE APPLICATION INVOLVES SOME MODIFICATIONS TO THE PREVIOUSLY REVIEWED SITE PLAN FOR THE EXISTING LAUNDROMAT, VIDEO RENTAL AND DRY CLEANER ESTABLISHMENT. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 12 MAY 1993 AND 22 SEPTEMBER 1993 PLANNING BOARD MEETINGS.

1. To my understanding, the only outstanding items with regard to this application were the following:

- a. The Applicant was directed to depict plantings within the triangular planting area at the northwest corner of the site.

The Applicant has indicated that the triangular area will be filled with low junipers. The Board should discuss if this is the desired layout, or whether a mixed and designed landscape area is appropriate.

- b. The Planning Board questioned whether the previous application required an overlay of asphalt pavement. The Board is, to my understanding, further concerned given the condition of the pavement at the time of this application.

I have reviewed this item with Myra Mason, who has agreed to locate the Planning Board meeting minutes between September 1986 and February 1987, during which period this application was reviewed and conditionally approved.

2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.

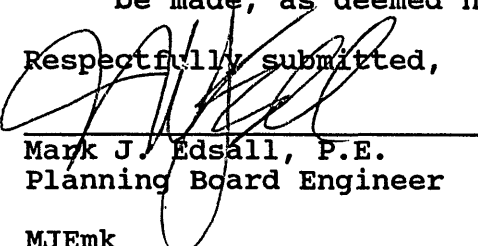
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

-2-

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3. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
5. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.
6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:ROSETO3.mk

ROSETO, NICHOLAS SITE PLAN (93-16)

Paul Cuomo appeared before the board for this proposal. Mr. Roseto has been representing himself at these meetings and he can't come tonight.

MR. LANDER: He has represented himself.

MR. CUOMO: At all the meetings.

MR. LANDER: Mark, do we have the originals here so we can compare?

MR. EDSALL: I don't have it with me but Mike and I used that in reviewing completion relative to a bond.

MR. LANDER: Mr. Chairman, when was this originally brought before the board?

MR. BABCOCK: It was in 1987.

MR. LANDER: '87 and we have a conditional approval on this? My memory is not that good but I think we had conditional approval.

MR. EDSALL: I don't have that file unfortunately.

MR. CUOMO: I don't know what the original is.

MR. EDSALL: It was prepared by Vince Doce.

MR. LANDER: Where is all the landscaping that was going to be done? Mike, that was stamped? Who signed that?

MR. BABCOCK: This is not stamped.

MR. LANDER: The point being is that all the things that we asked for back in 1987 and were agreed to most of it wasn't done, all right, the landscaping wasn't done, number one, whether the State came in there and took some of his property or not, the pavement was supposed to be repaired then resurfaced, that was never done. There's probably numerous other things that were agreed to and they were never done.

MR. DUBALDI: Very simple, we just make sure it's on the map this time and he has to do it.

MR. PETRO: He was here on the 12 of May 1993, Mr. Roseto himself and we had discussed quite a few things with him and maybe this plan does depict some of those comments, why don't we go over it. We also have a letter from Orange County.

MR. LANDER: Mr. Chairman, the word was make him bond it but he bonded the last project and it never got done. He bonded the last one all right we held his money for about five years and then finally he says I want my money back. At that time, it was a little different situation but point being I don't think it's going to make too much difference here because we asked for him to pave the parking lot now we have existing macadam parking area, he doesn't want to do it. It's apparent to me that he doesn't want to do it, otherwise it would say new asphalt surface.

MR. PETRO: What do you have to say on behalf of the applicant? Do you have any information on what he plans on doing with this site?

MR. CUOMO: Well, as I say, I don't have the list that Ron is talking about and if I had it, I could address that but you're talking about another project or this project?

MR. PETRO: This project.

MR. SCHIEFER: Same project there were a lot of promises made.

MR. CUOMO: I'd have to know what promises were made and what promises weren't kept.

MR. SCHIEFER: I suggest the applicant been given a chance to go back, pick up those notes and check them himself.

MR. CUOMO: I can go to the old minutes, research. I would like to say one thing, address one thing on the

County, that seems to be a sticking point, if I may, Mr. Chairman.

MR. PETRO: Sure.

MR. CUOMO: Apparently, the County, Mark, you wrote a couple of letters to the County and seems to be a problem here with the County as far as who owns what. We sent out this map and he comes back and says with reference to the above letter of June 28 requesting reconsideration, County requirements and I got this from Myra, courtesy of Myra, and on June 7 please be advised that for the comments as previously indicated we're still adhering to the June 7 letter, okay, let's get to the June 7 letter. I'd like to get this cleared up, if I could.

MR. PETRO: That was just September 15 so just a few days ago.

MR. CUOMO: June 7 regarding the complete landscaping island should not be planted curb to curb. All plantings should remain within the property line boundaries, should not infringe on the County property as there could be a potential sight distance problem in the future. Apparently, the Town and correct me Mark, I read your letter, the Town sort of wanted to go curb to curb and the County wants us to go curb to property line. Okay, now with regard to the parking along the northerly property line, we prefer that all parking remain within the confines of the property and not utilize property within the County right-of-way. He. He would prefer these parking spaces just go to the property line and he doesn't want them to go to the curb over here, County right-of-way, okay, fine. The thing is, as far as and as I say I just got this thing a couple of days ago, I did some research, this curb here and these curbs are subject of a taking by New York State and the New York State took this curb here and they took to the property line, this thing that the County is using is not County property, this is State property and I have a land claims unit here, there's a deed for it, DW 330209 and I can give you the tax map too.

MR. PETRO: Maybe the key word there is prefer cause our--

MR. CUOMO: I agree with you.

MR. PETRO: Prefer but not necessarily so because our engineer is stating that with this so-called dead zone between the property line and the curbing area, it's going to be an accumulation for debris and junk and--

MR. CUOMO: Could be like an alleyway.

MR. PETRO: Just serves no purpose whatsoever.

MR. CUOMO: Right and it's State property anyway. He has no jurisdiction anyway.

MR. PETRO: Let's not open up, he said the word prefer, if it doesn't happen, there's a little gray area there.

MR. CUOMO: He's leaving it there all right and as far as sight distance on this, I can't, this is a controlled, you can go through here, you can be half blind and you don't need to know the sight distance, it's traffic light. I'm talking about election inspectors are half blind and they read the machine, no wonder we don't get the right counts. That is true so whatever the triangle, what do you guys want to do with that? I don't know what to do with it.

MR. SCHIEFER: It would look better landscaped on the State's land, it would look better curb to curb.

MR. CUOMO: Here's some photographs.

MR. SCHIEFER: I go by it a couple of times a day.

MR. EDSALL: There's two issues, the one portion is the portion that is over by Temple Hill Road, that is along the State road. Don Green has already indicated that he really doesn't care if the planting goes right up to the curb so we have that in record now so effectively they can to the Temple Hill Road side they can put their low level plantings right against the curb. It's the other side that is of concern to the County cause

that is against the County highway and I don't believe we have any choice whatsoever. They've told us twice there's no way they'll accept it. We have to merely we have to live with what we're being told by the County. If it doesn't look like we'll have to understand that there was a decision made outside the Town of New Windsor. As far as the striping goes if the board believes the word prefer means that you can still if you want accept the encroachment of parking into that dead zone as it may be, and it's only a couple feet wide, fine, whatever you think is appropriate. Those were the only two outstanding technical issues on the plan.

MR. SCHIEFER: My preference is we utilize as much as the County land as they'll allow us to.

MR. PETRO: Paul, you understand what Mark just said, no plantings on this side, over here we go to the curb with whatever you want low level plantings.

MR. SCHIEFER: Unless--

MR. CUOMO: That is the way we got it. Another thing we can do is I think we need--

MR. PETRO: Get together with your client, come up with a little landscaping plan for the low level plantings for the plantings, show them the plantings and the big issue is the blacktopping here, this entire lot is was supposed to be blacktopped, am I correct?

MR. BABCOCK: There's blacktop there now, the condition of it.

MR. EDSALL: We'll check into what the record was.

MR. PETRO: Come up with the landscaping plan for the triangle.

MR. SCHIEFER: Get the landscaping plan for the rest of it because there's a lot left out.

MR. LANDER: Was there a question about is there an apartment upstairs here now? Was there a question

about caretaker?

MR. BABCOCK: I understand that was removed or is going to be removed because he didn't want to go for a special permit at this point in time. The problem with the special permit in this zone is you need 20 acres for caretaker's apartment, if you guys remember that so he'd have to go to the Zoning Board. He doesn't want to hold this plan up. What I understood from him was is to get this plan approved, build it and then come back at a later date for the caretaker's apartment.

MR. LANDER: What does he want to build here? He's been operating since probably the end of '87.

MR. BABCOCK: He'd like to do his landscaping now.

MR. PETRO: Do we have any bond left on this site at all?

MR. EDSALL: Yeah, the bond that was originally established had a schedule and I can tell you that that schedule did not include paving the parking lot. They have based on the balance of the list of the bond estimate he's completed everything except \$1,800 which was basically some of the site landscaping which he wanted to change that is why he's coming in with this plan, otherwise he wouldn't be here at all.

MR. CUOMO: Isn't he coming in because the State came in and put this curb in and changed the site plan? I thought that is why we came back.

MR. LANDER: I really don't know why he came back.

MR. CUOMO: I know this made a big change.

MR. PETRO: He came back in to find out is the landscaping basically was the main issue what the Planning Board wanted for the landscaping and dressing up of the lot that is what I think.

MR. LANDER: The real reason he's back in here, let's make the long and short of it, we still have \$1,800 of his money, the number was something like \$10,000 now



he's down and he wants it all. He wants to take care of the landscaping over here for whatever dollar amount and get his \$1,800 back.

MR. PETRO: Talk with your applicant, draw up a landscaping schedule for the triangle and some of the low level plantings and how you're going to address this.

MR. CUOMO: This is New York State property, we can't go in there.

MR. PETRO: You can on the State, side you can't on the County side.

MR. CUOMO: I can't do anything in the State as far as planting.

MR. EDSALL: Don Green has already indicated that he has no objection to that very minor encroachment, it's only like a foot along the State highway.

MR. CUOMO: For striping not planting.

MR. EDSALL: For planting along the left side of the plan which is the DOT side Route 300.

MR. BABCOCK: Right now what our file shows is that we have \$1,500 part of a \$1,500 bond for landscaping and a \$300 bond which is total of \$1,500 for striping so right now our concern is landscaping. He's indicated to us that he is not going to resurface the parking.

MR. LANDER: Was that agreed to originally?

MR. BABCOCK: We don't know that it was because we feel that the bond would have included that and right now it does not so there's a possibility.

MR. EDSALL: I believe from looking back in the minutes there was a lot of discussion about repaving it but in the long run, he indicated that he would repair it and then just restripe it. I don't believe he said he was going to overlay it. I agree it probably needs it and we've told him all along it needs it but you have got

it back here again, you should discuss it with him.

MR. PETRO: Can you have the applicant back here next time?

MR. CUOMO: Yes.

MR. SCHIEFER: What's wrong with the old landscaping plan for the triangle or back here? I want to adhere to the old one which never happened.

MR. EDSALL: The back area does comply with the approval, and the split rail fence and landscape plantings that does comply in the back.

MR. SCHIEFER: Only thing is this one up here.

MR. BABCOCK: Maybe if the board is doing a site visit they should go look at the site.

MR. PETRO: I think we all drive passed it two or three times a day, so let's all take a look at it.

(Whereupon, Mr. Dubaldi left the room.)



**McGOEY, HAUSER and EDSALL  
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WILLIAM J. HAUSER, P.E.  
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**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** ROSETO SITE PLAN AMENDMENT  
**PROJECT LOCATION:** UNION AVE. (CR 69) & TEMPLE HILL ROAD (NYS RT 300)  
SECTION 4-BLOCK 2-LOT 1  
**PROJECT NUMBER:** 93-16  
**DATE:** 22 SEPTEMBER 1993  
**DESCRIPTION:** THE APPLICATION INVOLVES SOME MODIFICATIONS TO THE  
PREVIOUSLY REVIEWED SITE PLAN FOR THE EXISTING  
LAUNDROMAT, VIDEO RENTAL AND DRY CLEANER  
ESTABLISHMENT. THE PLAN WAS PREVIOUSLY REVIEWED  
AT THE 12 MAY 1993 PLANNING BOARD MEETING.

1. As the Board may recall, I wrote the New York State Department of Transportation and Orange County Department of Public Works on 17 May 1993 to outline the Board's discussions at the 12 May 1993 meeting. Subsequent to same, we received a favorable response from the New York State Department of Transportation; however, we received a negative response from the Orange County Department of Public Works. The Board further reviewed this issue during June 1993 and forwarded a second letter to the County requesting that they reconsider their decision. I have recently received a copy of a letter dated 15 September 1993 from the County Department of Public Works which indicates that they will adhere to their previous decision.

In line with the above, it appears that the site plan must be prepared, such that no encroachment whatsoever exists onto the County right-of-way, for landscaping or parking spaces. This approach is unfortunate, since a "dead zone" will exist between the property line and the curbs installed by the NYSDOT, with such area serving no useful purpose and likely resulting in a location for accumulation of refuse and debris.

2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.

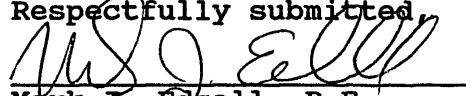
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

-2-

PROJECT NAME: ROSETO SITE PLAN AMENDMENT  
PROJECT LOCATION: UNION AVE. (CR 69) & TEMPLE HILL ROAD (NYS RT 300)  
SECTION 4-BLOCK 2-LOT 1  
PROJECT NUMBER: 93-16  
DATE: 22 SEPTEMBER 1993

3. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
4. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.
5. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:ROSETO2.mk

RESULTS OF P.B. MEETING

DATE: September 22, 1993

PROJECT NAME: Roseto, Nicholas PROJECT NUMBER 93-16

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_

\* M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_

CARRIED: YES\_\_\_ NO\_\_\_

\* CARRIED: YES:\_\_\_ NO\_\_\_

\*\*\*\*\*

PUBLIC HEARING: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_

WAIVED: YES\_\_\_ NO\_\_\_

SEND TO OR. CO. PLANNING: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

SEND TO DEPT. OF TRANSPORT: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

DISAPP: REFER TO Z.B.A.: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

RETURN TO WORK SHOP: YES\_\_\_ NO\_\_\_

APPROVAL:

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ APPROVED:\_\_\_\_\_

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ APPR. CONDITIONALLY:\_\_\_\_\_

NEED NEW PLANS: YES\_\_\_ NO\_\_\_

DISCUSSION/APPROVAL CONDITIONS:\_\_\_\_\_

Give Paul notes re original file - conditions of approval

need landscape plan



**COUNTY OF ORANGE**  
**Department of Public Works**

ROUTE 17M, P.O. BOX 509, GOSHEN, NEW YORK 10924-0509  
TEL: (914) 294-7951 FAX: (914) 294-1661

Mary M. McPhillips  
County Executive

Joseph S. Provost, P.E.  
Commissioner

September 15, 1993

Mr. James Petro, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

RE: Rosato Site Plan  
CR-69 & N.Y.S. Rte.300

Dear Mr. Petro:

With reference to the above and your letter of June 28, 1993 requesting our reconsideration of county requirements as set forth in our June 7, 1993 letter. Please be advised that for the comments as previously indicated we are still adhering to the June 7, 1993 letter.

Should you wish to discuss this further your may contact me.

Very truly yours,

Robert W. Gilson  
Senior Engineer

RWG/amc

9/16/93 *fn*



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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45 Quassaick Ave. (Route 9W)  
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- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 93 - 16  
WORK SESSION DATE: 1 SEPT 1993 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_ REQUIRED: \_\_\_\_\_  
PROJECT NAME: Rosetto  
PROJECT STATUS: NEW \_\_\_\_\_ OLD X  
REPRESENTATIVE PRESENT: Nick  
MUNIC REPS PRESENT: BLDG INSP. VAC  
FIRE INSP. Nick  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

disc landscape layout @ corner

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4MJJE91 pbwsform



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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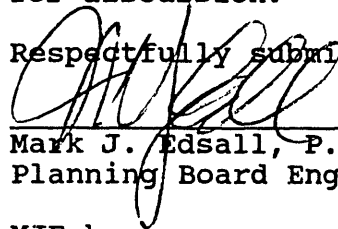
22 June 1993

MEMORANDUM FOR RECORD

SUBJECT: ROSETO SITE PLAN  
NEW WINDSOR PLANNING BOARD NO. 93-16  
MHE JOB NO. 87-56

On 21 June 1993 I met with Don Greene of the NYSDOT regarding my letter of 17 May 1993 concerning the subject application before the Planning Board. Don Greene advised me that a letter had been recently sent or was in the process of being sent, indicating that the DOT took no exception to the finish work at the corner of NYS Route 300 and Union Avenue (CR 69), as discussed in the aforementioned letter. Don indicated that I could advise the Planning Board of the above at their 23 June 1993 meeting, at which time the Roseto plan is an item listed for discussion.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

cc: James Petro, Planning Board Chairman

A:6-22-3E.mk



RESULTS OF P.B. MEETING

DATE: June 23, 1993

PROJECT NAME: Roseto, Nicholas PROJECT NUMBER 93-16

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_

\* M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_

CARRIED: YES\_\_\_ NO\_\_\_

\* CARRIED: YES:\_\_\_ NO\_\_\_

\*\*\*\*\*

PUBLIC HEARING: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_

WAIVED: YES\_\_\_ NO\_\_\_

SEND TO OR. CO. PLANNING: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

SEND TO DEPT. OF TRANSPORT: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

DISAPP: REFER TO Z.B.A.: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

RETURN TO WORK SHOP: YES\_\_\_ NO\_\_\_

APPROVAL:

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ APPROVED:\_\_\_

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ APPR. CONDITIONALLY:\_\_\_

NEED NEW PLANS: YES\_\_\_ NO\_\_\_

DISCUSSION/APPROVAL CONDITIONS:\_\_\_

Send letter to Nelson D.P.W.

DISCUSSION

ROSETO, NICHOLAS SITE PLAN (93-16) UNION AVENUE AND  
ROUTE 300

MR. EDSALL: You got a response from DOT, I have a memo I just gave to the Chairman that I met with Don Green indicates that he sent a letter I haven't seen it yet.

MR. PETRO: I think we have it now.

MR. EDSALL: This is the corner of Union Avenue and 300 this is the question where the DOT installed curb line that is in the case of Temple Hill Road slightly offset about maybe 18 inches from the interior curb it parallels it but on the Union Avenue side, the property line and the curb line are not parallel in the slightest and we're going to basically ask that they allow the parking to follow the curb line and allow the landscaping to follow the curb line which would create a slight encroachment. Don Green said I don't care because the plantings that the State put in are closer to the road so if there's any obstruction to the sight distance, it's going to be our trees and they are set back. He said he didn't have any problem. We received response from Bob Gilson who effectively said no way we don't want it in the right-of-way I think that the board should ask him to reconsider. It's absolutely foolish that you have parking spaces and then say but you can't pull up to the curb and you can't put plantings up to the curb that was it, you've got to leave a dead spot.

MR. PETRO: Mark, can you draft a letter requesting that?

MR. EDSALL: Since I sent the original letter and asked him to look at it, we should let Myra try this one.

MR. LANDER: They planted trees and put a monument.

MR. BABCOCK: He's got a foot between his property line and his curb.

MR. PETRO: Myra will write a letter.

June 23, 1993

64

MR. EDSALL: I'll assist her, just to Orange County  
DPW.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

June 28, 1993

Orange County Department of Public Works  
P.O. Box 509  
Goshen, NY 10924-0509

ATTENTION: MR. ROBERT W. GILSON,  
SENIOR ENGINEER

SUBJECT: ROSETO SITE PLAN  
CR-69 AND NYS RT. 300  
OUR FILE #93-16

Dear Mr. Gilson:

At the regular Planning Board meeting of the Town of New Windsor held on June 23, 1993, the Town Planning Board discussed the response from Mr. Don Greene from NYSDOT and your response dated 7 June, 1993 regarding the subject site plan. Mr. Greene has been in contact with the Planning Board Engineer, Mark Edsall, P.E., and has accepted the Board's suggestion regarding this proposal.

At this time, the Board would like to request that you reevaluate the above proposed site plan. You may find that a field review would be beneficial. If you have any questions regarding this matter, please contact Mark Edsall, P.E. at (914) 562-8640.

Very truly yours,

James R. Petro, Jr.  
James R. Petro, Jr.,  
Chairman

JRP:mlm

RESULTS OF P.B. MEETING

DATE: May 12, 1993

PROJECT NAME: Roseto, Nicholas S.P. PROJECT NUMBER 93-16

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LEAD AGENCY:

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NEGATIVE DEC:

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M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_

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M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_

\*

CARRIED: YES\_\_\_ NO\_\_\_

\*

CARRIED: YES:\_\_\_ NO\_\_\_

\*

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PUBLIC HEARING: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_

WAIVED: YES\_\_\_ NO\_\_\_

SEND TO OR. CO. PLANNING: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

SEND TO DEPT. OF TRANSPORT: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

DISAPP: REFER TO Z.B.A.: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

RETURN TO WORK SHOP: YES\_\_\_ NO\_\_\_

APPROVAL:

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ APPROVED:\_\_\_

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ APPR. CONDITIONALLY:\_\_\_

NEED NEW PLANS: YES\_\_\_ NO\_\_\_

DISCUSSION/APPROVAL CONDITIONS:\_\_\_

Board to send letter to D.O.T. for their approval. (MARK TO SEND letter)  
Then return

Direction of parking? 563-2840  
how long?



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

FILE

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- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

17 May 1993

New York State Department  
of Transportation  
112 Dickson Street  
Newburgh, New York 12550

ATTENTION: DONALD GREENE

Orange County Department of  
Public Works  
Route 17M  
P.O. Box 509  
Goshen, New York 10924

ATTENTION: BOB GILSON

SUBJECT: NICHOLAS ROSETO SITE PLAN  
NYS ROUTE 300 AND UNION AVENUE  
NEW WINDSOR PLANNING BOARD NO. 93-16

Dear Messrs. Greene and Gilson:

At the regular Planning Board meeting of the Town of New Windsor held on 12 May 1993, the Town Planning Board reviewed the subject application which involves an amendment to the existing site located on New York State Route 300 and Union Avenue (County Route No. 69). During the meeting, the Planning Board reviewed two aspects of the site development which require input from the NYSDOT and OCDPW.

First, the Planning Board believes that the landscaping island located at the apex of the property (corner of State and County highways) should be developed to encompass the area from "curb to curb", rather than limited to the areas within the project property, thereby leaving a void, as depicted on the enclosed site plan (partial copy). As such, the Board requests your Department's authorization/concurrence, such that such a full landscape area can be required as part of the approved site plan.

NYS Dept. of Transportation  
and  
OC Dept. of Public Works

-2-

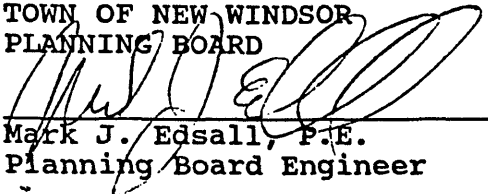
17 May 1993

Second, with regard to the parking along the northerly property line (along the County right-of-way), the Board believes that the spaces should be installed (striped) to coincide with the curb line, rather than being oriented based on the property line (as depicted on the attached site plan). In this regard, the Planning Board requests approval/concurrence that the final site plan include such row of parking placed consistent with the existing curb line.

Should you have any questions concerning this application, please do not hesitate to contact the undersigned at 562-8640.

Very truly yours,

TOWN OF NEW WINDSOR  
PLANNING BOARD

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk  
encl:plan

A:GREENE.mk



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.  
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TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: ROSETO SITE PLAN  
PROJECT LOCATION: UNION AVE. (CR 69) & TEMPLE HILL ROAD (NYS RT 300)  
SECTION 4-BLOCK 2-LOT 1  
PROJECT NUMBER: 93-16  
DATE: 12 MAY 1993  
DESCRIPTION: THE APPLICATION INVOLVES SOME MODIFICATIONS TO THE  
PREVIOUSLY REVIEWED SITE PLAN FOR THE EXISTING  
LAUNDROMAT, VIDEO RENTAL AND DRY CLEANER  
ESTABLISHMENT.

1. The plan was reviewed on a concept basis for zoning compliance and general layout.
2. The property is located within the Planned Industrial (PI Zone); however, the plan "requests consideration as NC Zone". The plan also notes that a use variance was granted, if so, this should be verified.

With regard to the bulk compliance indicated on the plan, this site appears to comply, with some preexisting conditions. There is an error on the bulk tables with regard to the "required" floor area ratio, which is indicated as 10% and is actually 100% (therefore this is not a preexisting nonconformance).

3. With regard to the parking indicated on the plan, the parking appears to exceed the minimum requirements. With regard to layout, the Applicant is depicting spaces oriented based on a property line, rather than the installed curb and improvements for the State and County highway. As shown, some "back-out" problems exist; however, if the spaces were oriented based on physical improvements, I believe no problem would exist. This should be further discussed .



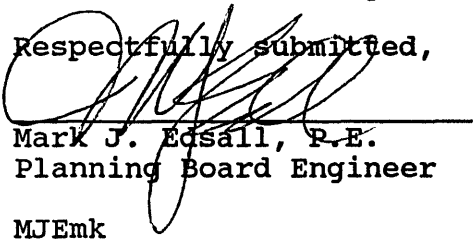
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

-2-

PROJECT NAME: ROSETO SITE PLAN  
PROJECT LOCATION: UNION AVE. (CR 69) & TEMPLE HILL ROAD (NYS RT 300)  
SECTION 4-BLOCK 2-LOT 1  
PROJECT NUMBER: 93-16  
DATE: 12 MAY 1993

4. The northeast corner of the site includes a partial landscape area wholly on the Applicant's property. It is my opinion that landscaping of the entire corner area, with some encroachment onto the highway right-of-way is more appropriate and should be pursued for approval from the applicable agency. If this is the Board's desire, I can assist the Applicant in this regard. If this approval is received, the final layout should consider maintained drainage to the existing catch basin.
5. The Board is reminded that this application involves a laundromat which is special permit use B-3 for the zone. It should be determined whether a Public Hearing is required, since the use is there by variance. As well, if the Applicant intends to add a caretaker apartment, same would be a special permit accessory use, which may also require the scheduling of a Public Hearing.
6. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
7. Submittal of this plan/application to the New York State Department of Transportation, Orange County Department of Public Works and Orange County Planning Department will be required.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:ROSETO.mk

REGULAR ITEMS:

ROSETO, NICHOLAS SITE PLAN (93-16) UNION AVENUE AND  
TEMPLE HILL ROAD

MR. VAN LEEUWEN: I've got something I want to say but we gave this project approval 7 or 8 years ago and I don't know if there's still an existing bond out, he's never complied with the first site plan we gave him so I don't think we should do anything else until that site plan has been complied with.

MR. PETRO: Is this the laundromat at the bottom of the hill here?

MR. VAN LEEUWEN: Yes.

MR. EDSALL: Hank, just one item there has been recently an amendment made to the bond amount quite a bit of the initial approvals or initial requirements on the first approvals he's completed a lot of the work. One of the reasons--

MR. VAN LEEUWEN: When, in the last two weeks, three weeks because he knew he was coming in?

MR. EDSALL: He did all the plantings and the fence and some of the requirements I'd say toward the site and a lot have all been met. Most of the remaining items on the bond and I don't have that file with me tonight, most of the remaining items to my recollection were in the area where the State DOT and the County road improvements were installed.

MR. VAN LEEUWEN: I beg to differ with you. We agreed that that back of that building would look the same as the sides of the building. It was that way for three or four years before it was finally completed, am I right Mike or not?

MR. PETRO: You mean with the siding?

MR. ROSETO: I beg to differ. When the Planning Board told me that the back, the original, when the building was being added onto, the person I had hired to do the

extension had put Texture 111, Planning Board did not want that, it was within a year and a half, the back was put up with the same type of--

MR. VAN LEEUWEN: It's been about a year and a half since it's been done.

MR. ROSETO: No, sir it's a little bit more than that.

MR. VAN LEEUWEN: My eyes have never lied to me, neither have my ears.

MR. PETRO: It's sided.

MR. ROSETO: I'll concede a year and a half, it's sided. The other thing was done as Mark Edsall said was the rear plantings were done, the fence was put up, three quarters of the requirements from the original site plan were done with the one exception that I could not complete was the parking lot, the main reason behind that was within less than a year after I had been before the Planning Board with the site plan put the \$10,000 bond and started doing the rear work, I had found out that the State had taken a portion of the parking lot and the main aspect left to be completed was the parking lot, the only aspect left to be completed was the parking lot and that was primarily striping and plantings and with the state coming in and taking over a portion of the parking lot and I have the different surveys to show you how much they had taken away. I could not put in the striping because I would encroach on state property as well as they changed the direction of the entrance on either side so that the original plantings shown on the site plan that I requested to be withdrawn could not be put in because it would prevent cars from entrance and exiting. So more than likely I said three quarters and the engineer confirmed that when he came down.

MR. VAN LEEUWEN: I agree with you on that part that the State took some of your land, whether they were in your right-of-way or your lane there was some changes but that fact that that building has been done just about a year and a half.

MR. ROSETO: I don't have any checkbook to tell you what date it was.

MR. VAN LEEUWEN: You can look it up. I go by there every day.

MR. PETRO: What's the purpose of your visit to the Planning Board tonight?

MR. ROSETO: Well, I'm incapable of getting C.O. because due to the difference in the configuration of the parking lot, I can't complete the first site plan. I can't put the striping in that was done.

MR. PETRO: Is this because of the land that the State has acquired?

MR. ROSETO: Yes, sir.

MR. PETRO: You cannot adhere to the site plan as it was prepared in your original plan that was approved by the Planning Board, you want to change or augment that plan, is that what this plan is representing tonight a changed plan?

MR. ROSETO: Yes, sir.

MR. PETRO: So that in fact you can put the parking in and secure a C.O. is that correct?

MR. ROSETO: That is correct.

MR. EDSALL: Just to continue with what I was saying I'm really not familiar with the details on the building improvements that were proposed but purely from a site plan standpoint as far as the site related improvements the remaining portions were effected by the DOT project and what we suggested to Mr. Roseto that they had an alternate plan that he proposed he should show the Planning Board because I was very much convinced that the Planning Board would not take the attitude that he should do nothing, that he should come back and amend what he was going to do.

MR. PETRO: You're operating there now, you do not have

a C.O.?

MR. ROSETO: That is correct. There was a bond put up.

MR. PETRO: You have been operating without a C.O. and you're trying to rectify that problem through the building department and the Planning Board?

MR. ROSETO: That is correct.

MR. PETRO: Mark, all the parking spots on this site plan now does it conform with regulations?

MR. EDSALL: In my comments, you'll note a reference to the fact that there's some backout problems about the way the parking is laid out and I'm noting that the layout of the parking spaces rather than follow the actual improvement line in other words the curb line, with the orientation of the parking spaces, especially toward the northeast following the property line. The curb line and the property line are not parallel to each other and they are not coincident so effectively what I am suggesting is that we approach the DOT and verify they'd have no problem with the parking spaces being placed based on the curb they completed rather than what's shown on here.

MR. PETRO: Looks like only 4 spots on the north side.

MR. EDSALL: By rotating the 4 spaces up on the north I'd say counterclockwise, you're crunching them as it may be closer though the 7 that are toward the west property line but you have in effect in reality let's say you have that extra couple feet because that is where the curb was placed by the State so it would make sense to and I know Don Green in many cases will agree since if there's an interior curb to allow the car to park right up against it so it's something I think we can contact DOT or Mr. Roseto can I'm sure they'll go along with it. Other than that if the spaces were put in I would say a more realistic position well relative to the improvements at that point there's enough room for the cars to get in and out.

MR. PETRO: That is the only addition or correction to

the site plan?

MR. EDSALL: That and my other comment is that I want you to look at the landscaping shown at that point of the property over toward the northwest corner rather than have the entire corner landscaped, there's a triangular piece that is being landscaped purely a personal opinion I think it's going to look out of place. You're going to have a bare spot of asphalt then a triangular shaped landscaping area.

MR. PETRO: He's trying to stay within his own property line.

MR. EDSALL: If you go to DOT and say you have left this partially landscaped corner we want to improve the corner with a slight encroachment they would agree. I would think so.

MR. PETRO: He's got a curb line on the inside and your point is well taken, it would definitely look much better, that would almost look out of the place.

MR. EDSALL: It's also going to cover up the old posts for the sign that was over there completely rather than have some of them stick up.

MR. ROSETO: I may be able to jackhammer those out anyway but the landscaping would cover that whether they'd jackhammer it out of there or not.

MR. EDSALL: I think the attempt should be made to work with the State on finishing this up correctly.

MR. VAN LEEUWEN: Why doesn't he go back to the State see if he can straighten it out and come back to us.

MR. EDSALL: I think knowing the State's procedures it may be of greater benefit for us to take copy of this, I can shoot off a letter indicating that it is the board's desire that they work with the applicant.

MR. PETRO: Would it help if it was a recommendation of the New Windsor Planning Board to accept in concept that we want the DOT to put the spaces onto their DOT

right-of-way?

MR. EDSALL: Just slight encroachment there's a physical barrier so it is not as if you are going out to the traffic lanes.

MR. PETRO: You can draft up a letter and accompany the site plan to Mr. Green, Mark.

MR. EDSALL: Yes.

MR. PETRO: Any problems?

MR. SCHIEFER: No, I'd rather do that than approve something with the change that goes to the DOT later on.

MR. PETRO: You follow what we're doing?

MR. ROSETO: Yes.

MR. PETRO: Also the corner you see what Mark is saying about the corner right?

MR. ROSETO: Yes.

MR. PETRO: Just go straight across with that.

MR. ROSETO: It won't look as off balance.

MR. PETRO: Why don't we do that then you want to do I think we need to come back, we can clear up all the procedural matters. We want to talk about public hearing at this time.

MR. EDSALL: You may want to get that out of the way.

MR. PETRO: Same number of spaces as the original plan just in a different location?

MR. EDSALL: It exceeds the requirements.

MR. ROSETO: It's less than the original plan but exceeds the requirements.

MR. EDSALL: It was my understanding that there may have been desired a caretaker's apartment.

MR. ROSETO: At this point, no.

MR. PETRO: As far as public hearing we're basically changing nothing other than relocating some of the spaces and make the landspacing in the corner larger, not smaller.

MR. EDSALL: Obviously, you've got one of the uses that is proposed is a special permit use. I think for the record you should note that the special permit guidelines or special permit conditions or the actual site plan are really not being modified so there's no need to have a public hearing for a special permit amendment, alls you're doing is revising some landscaping based on a DOT taking so we don't set a precedent.

MR. PETRO: I think we just did that, thank you. Gentlemen, any mention, any ideas on the public hearing?

MR. VAN LEEUWEN: I make a motion I think we should have a public hearing but that is only my opinion. I'd like to see the job done. It's been about 8 years ago we approved this thing and it's never been truly finished. That DOT right-of-way has been done for three years now. He's coming in finally wants to finish it up. I'm not going to vote for it either way. We were promised a lot and we got nothing.

MR. PETRO: Let's not take any action. Let's get the word from the DOT and when you come back next time we can look at it and if everything is as represented we can talk about the public hearing and approval, thank you.





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 16

DATE PLAN RECEIVED: OCT - 7 1993

The maps and plans for the Site Approval Roseto  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ☒  
disapproved ☐

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Fred Lipp  
HIGHWAY SUPERINTENDENT

11/15/93  
DATE

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

INTER OFFICE CORRESPONDENCE

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 12 October 1993  
**SUBJECT:** Roseto Site Plan

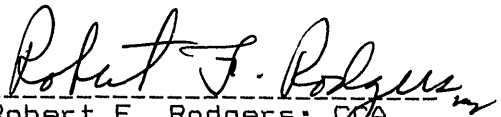
**PLANNING BOARD REFERENCE NUMBER:** PB-93-16  
**DATED:** 7 October 1993

**FIRE PREVENTION REFERENCE NUMBER:** FPS-93-059

A review of the above referenced subject site plan was conducted on 8 October 1993.

This site plan is acceptable.

**PLANS DATED:** 6 October 1993; Revision 3.

  
Robert F. Rodgers; CCA  
Fire Inspector

RFR:mr  
Att.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 16

DATE PLAN RECEIVED: OCT - 7 1993

The maps and plans for the Site Approval ✓

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

LAUNDROMAT has been

reviewed by me and is approved ✓

disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

John R. Smith 10-11-93  
SANITARY SUPERINTENDENT DATE



**COUNTY OF ORANGE**  
**Department of Public Works**

ROUTE 17M, P.O. BOX 509, GOSHEN, NEW YORK 10924-0509  
TEL: (914) 294-7951 FAX: (914) 294-1661

Mary M. McPhillips  
County Executive

Joseph S. Provost, P.E.  
Commissioner

June 7, 1993

Mr. James Petro, Chairman  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

Re: Roseto Site Plan  
CR-69 and N.Y.S. Rt. 300

Dear Mr. Petro:

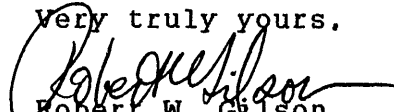
With reference to the above and the information received from Mr. Edsall, P.E., Planning Board Engineer, I wish to make the following comments at this time:

1. Regarding the complete landscaping island at the apex of the property corners should not be planted curb to curb. All planting should remain within the property line boundaries and not infringe on County property as there could be potential sight distance problems in the future.
2. With regard to parking along the northerly property line, we prefer that all parking remain within the confines of the property and not utilize area within the County R.O.W.

We ask that you forward this office any further information which you may receive concerning anything proposed within the County R.O.W. for our review and approval prior to any final approval being granted by your Board.

Should you have any questions, please feel free to contact me.

Very truly yours,

  
Robert W. Gilson  
Senior Engineer

RWG/ljl

cc: Mr. Mark Edsall, P.E., McGoey, Hauser & Edsall, P.C.



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 16

DATE PLAN RECEIVED: MAY - 5 1993

The maps and plans for the Site Approval Roseto  
Subdivision \_\_\_\_\_ as submitted by  
Cuomo for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

44 days 5/14/93  
HIGHWAY SUPERINTENDENT DATE

5/14/93  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 6 May 1993  
SUBJECT: Nicholas Roseto Site Plan

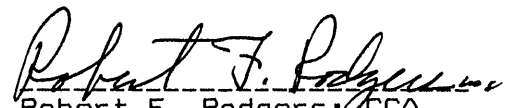
PLANNING BOARD REFERENCE NUMBER: PB-93-16  
DATED: 5 May 1993

FIRE PREVENTION REFERENCE NUMBER: FPS-93-026

A review of the above referenced subject site plan was conducted on 6 May 1993.

This site plan is accepted.

PLANS DATED: 30 April 1993; Revision 1.

  
Robert F. Rodgers, CCA  
Fire Inspector

RFR:mr  
Att.

cc: H.E.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 93-16

WORK SESSION DATE: 21 APR 93

APPLICANT RESUB.  
REQUIRED: New Plans

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: N.W. Landmark

PROJECT STATUS: NEW X OLD       

REPRESENTATIVE PRESENT: Mr. Nick Rose to

MUNIC REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- landscape corner

- discuss future paving -

OK

Caretaker apt - allowed?

do they need area variance  
for it,

4MJE91 pbswform



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR P/B # 93-16  
WORK SESSION DATE: 6 Nov 1991 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Full REQUIRED: Full  
PROJECT NAME: Rose to S/P Am  
PROJECT STATUS: NEW \_\_\_\_\_ OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: Nick Roreto, Jim Raab  
MUNIC REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Union Ave & Rt 300
- \* Check what bond is for
- \* need S/P ammend
- may need to go to ZBA if pks not achievable -

Myra  
check  
if all  
96-46  
fees  
paid

Myra can you pull out old file ✓  
and make me copy of  
bond estimate for S/P imp.  
make new application for this ammendment



MAY - 5 1993

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 125530

(This is a two-sided form)

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project NEW WINDSOR LAUNDROMAT & DRY CLEANERS
2. Name of Applicant NICHOLAS D. ROSETO JR Phone 914 563-2840  
Address 824 E. PEENPACK TR., SPARROW BUSH NY 12780  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record NICHOLAS D. ROSETO JR Phone 914 563-2840  
Address 824 E. PEENPACK TR., SPARROW BUSH NY 12780  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan PAUL CUOMO Phone 914 567-0063  
Address STEWART IAP 2500 D ST. Bldg 704 NEW WINDSOR NY 12553  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting NICHOLAS D. ROSETO JR Phone 914 563-2840  
(Name)
7. Location: On the CORNER OF side of UNION AVE S.E.  
AND TEMPLE HILL feet RD (Rt 300)  
(Street)  
(Direction)  
of \_\_\_\_\_  
(Street)
8. Acreage of Parcel 5/8 ACRE 9. Zoning District P-I  
9A. School District NEWBURGH
10. Tax Map Designation: Section 4 Block 2 Lot 1
11. This application is for SITE PLAN APPROVAL

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? YES

If so, list Case No. and Name SIGN VARIANCE - 10-23-82 FRONT YARD  
USE VARIANCE 7-14-86

13. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
(Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ to make the foregoing  
application as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

[Signature]  
(Owner's Signature)

30<sup>th</sup> day of April 1993

\_\_\_\_\_  
(Applicant's Signature)

[Signature]  
Notary Public

OWNER  
(Title)

Notary Public  
Qualified in \_\_\_\_\_ County  
# 4964065  
Commission Expires July 15, 1993

/

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

93 - 16

ITEM

MAY - 5 1998

- |   |  |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title              | 29. <input checked="" type="checkbox"/> Curbing Locations      |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)          | 30. <input type="checkbox"/> Curbing Through                   |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)      | <input checked="" type="checkbox"/> Section                    |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name    | 31. <input checked="" type="checkbox"/> Catch Basin Locations  |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input type="checkbox"/> Catch Basin Through               |
| 6. <input checked="" type="checkbox"/> Drawing Date                 | <input type="checkbox"/> Section                               |
| 7. <input checked="" type="checkbox"/> Revision Dates               | 33. <input type="checkbox"/> Storm Drainage                    |
|   | 34. <input type="checkbox"/> Refuse Storage                    |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET               | 35. <input type="checkbox"/> Other Outdoor Storage             |
| 9. <input checked="" type="checkbox"/> Site Designation             | 36. <input type="checkbox"/> Water Supply                      |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet  | 37. <input type="checkbox"/> Sanitary Disposal Sys.            |
| <input checked="" type="checkbox"/> of Site                         |  |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10)  | 38. <input type="checkbox"/> Fire Hydrants                     |
| 12. <input checked="" type="checkbox"/> PLOT PLAN                   | 39. <input checked="" type="checkbox"/> Building Locations     |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)  | 40. <input checked="" type="checkbox"/> Building Setbacks      |
| 14. <input checked="" type="checkbox"/> Metes and Bounds            | 41. <input type="checkbox"/> Front Building                    |
| 15. <input checked="" type="checkbox"/> Zoning Designation          | <input checked="" type="checkbox"/> Elevations                 |
| 16. <input checked="" type="checkbox"/> North Arrow                 | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners    | 43. <input checked="" type="checkbox"/> Sign Details           |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET       |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas        | 45. <input type="checkbox"/> Property Area (Nearest            |
| 20. <input checked="" type="checkbox"/> Existing Vegetation         | 100 sq. ft.)   |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress    | 46. <input type="checkbox"/> Building Coverage (sq.            |
|   | ft.)   |
| <u>PROPOSED IMPROVEMENTS</u>  | 47. <input checked="" type="checkbox"/> Building Coverage (%   |
| 22. <input checked="" type="checkbox"/> Landscaping                 | of Total Area)   |
| 23. <input type="checkbox"/> Exterior Lighting                      | 48. <input type="checkbox"/> Pavement Coverage (Sq.            |
| 24. <input type="checkbox"/> Screening                              | Ft.)   |
| 25. <input type="checkbox"/> Access & Egress                        | 49. <input type="checkbox"/> Pavement Coverage (%              |
| 26. <input checked="" type="checkbox"/> Parking Areas               | of Total Area)   |
| 27. <input type="checkbox"/> Loading Areas                          | 50. <input type="checkbox"/> Open Space (Sq. Ft.)              |
| 28. <input type="checkbox"/> Paving Details                         | 51. <input type="checkbox"/> Open Space (% of Total            |
| (Items 25-27)   | Area)  |
|   | 52. <input checked="" type="checkbox"/> No. of Parking Spaces  |
|   | Proposed.  |
|   | 53. <input checked="" type="checkbox"/> No. of Parking         |
|   | Required.  |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: *Paul V. Brown*  
    Licensed Professional

Date: *April 30, 1993*

3-16  
MAY - 5 1993

PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>NICHOLAS D. ROSETO, JR</i>	2. PROJECT NAME <i>NEW WINDSOR LAUNDROMAT &amp; Dry CLEANER</i>
3. PROJECT LOCATION: Municipality <i>NEW WINDSOR</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>316 Temple Hill Rd INTERSECTION OF Temple Hill Rd (Rte 300) &amp; Union Ave NEW WINDSOR, NY 12553</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>FINAL SITE AND PARKING PLAN APPROVAL FOR ALREADY EXISTING PROPERTY AND BUILDING</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>5/8</i> acres Ultimately <i>5/8</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>NICHOLAS D. ROSETO, JR</i>	Date: <i>4/30/93</i>
Signature: <i>[Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b> <b>C1.</b> Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  <b>C2.</b> Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  <b>C3.</b> Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  <b>C4.</b> A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  <b>C5.</b> Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:  <b>C6.</b> Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:  <b>C7.</b> Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:  <b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

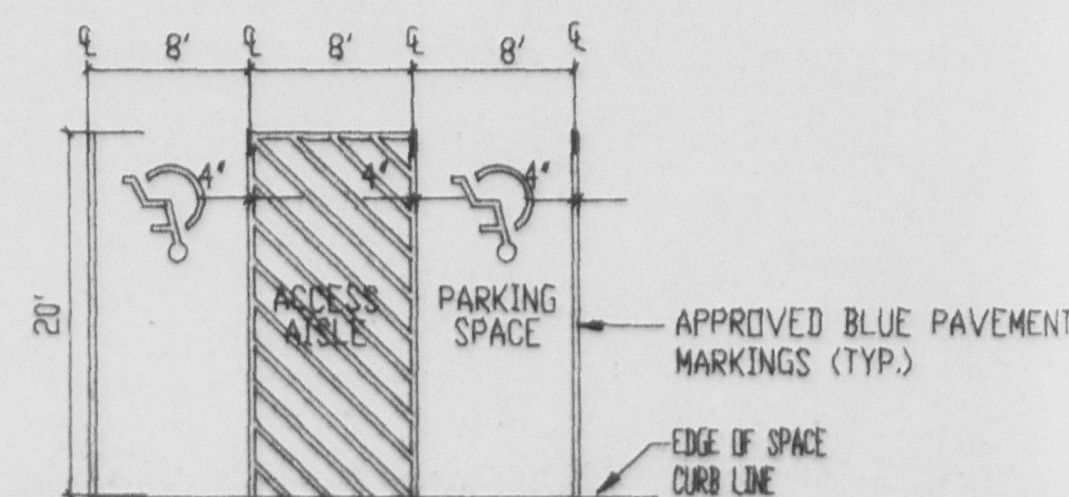
<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
_____	
Name of Lead Agency	
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)
_____	
Date	





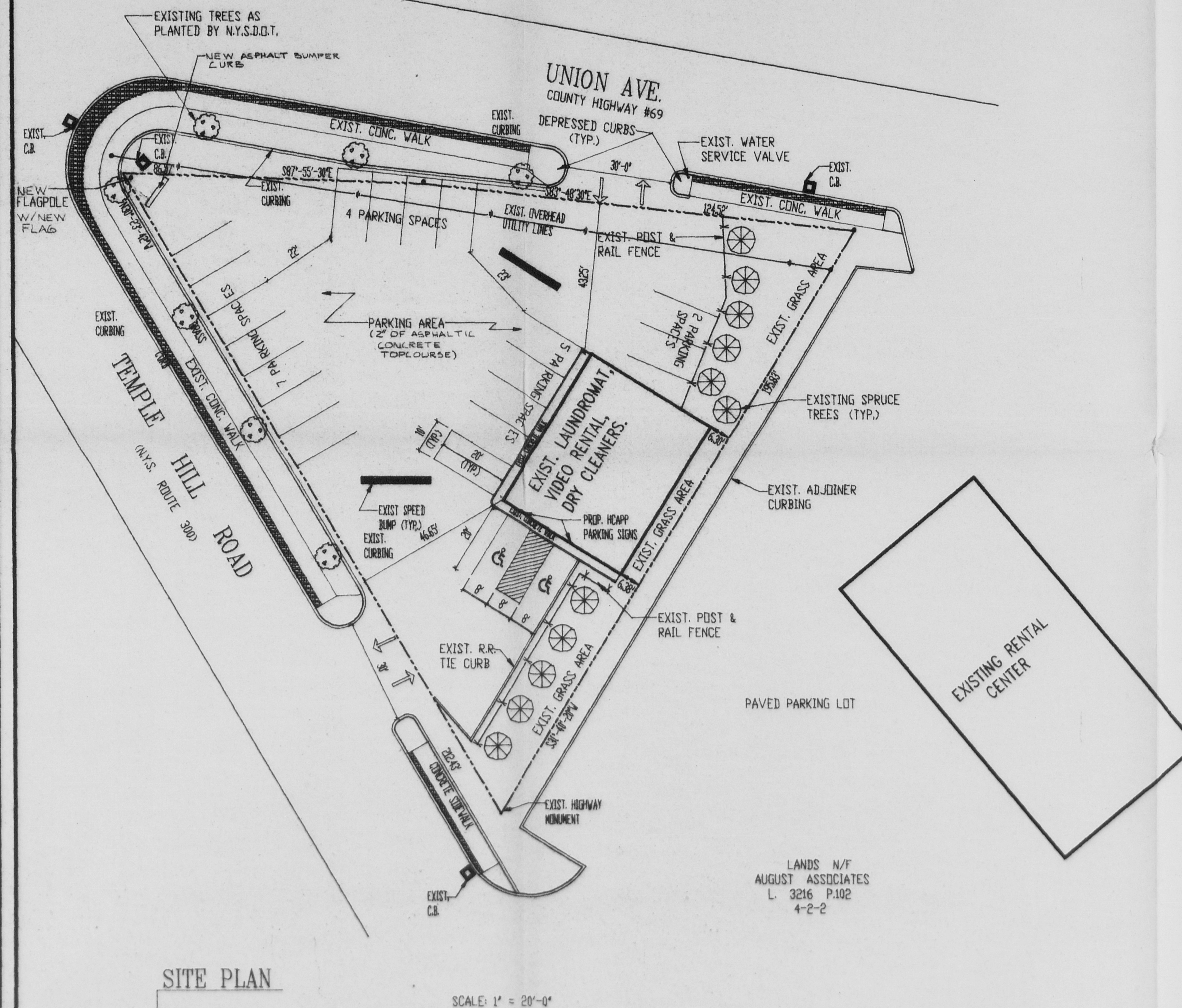
7'-0"

### HANDICAP SIGN DETAIL

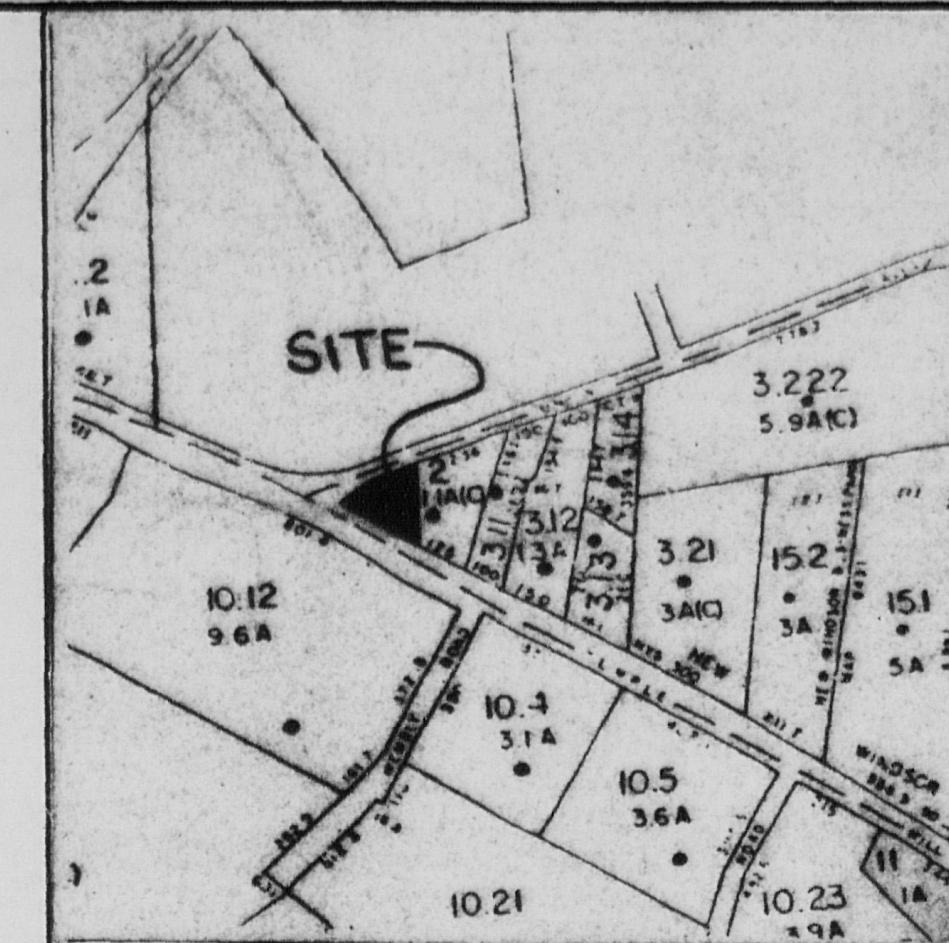


### HANDICAPPED SPACE DETAIL

SCALE: 1"=10'



SITE PLAN APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON JUN 13 1994  
BY CARMEN R. DUBALDI, JR.  
SECRETARY



LOCATION MAP

## ZONING REQUIREMENTS

DISTRICT PLANNED INDUSTRIAL USE ALLOWED BY VARIANCE  
NC ZONE SEE NOTE #8

SECTION 4 BLOCK 2 LOT 1			
ITEM	REQUIRED	EXISTING	NOTES
LOT AREA	10,000.S.F	18,763 S.F	
LOT WIDTH	100'	150'	NOTE #2
FRONT YARD	40'	43.25/46.65	NOTE#3
SIDE YARD	15/35	N/A	NOTE #4
REAR YARD	15'	6.30'	NOTE #5
MAX. BLDG. HGT.	35'	24±	
FLOOR AREA RATIO	1%	0.1	NOTE #6

## ZONING NOTES

1. CONSIDERATION UNDER NEIGHBORHOOD COMMERCIAL IS BEING REQUESTED.
2. LOT WIDTH IS BEING MEASURED ACROSS FRONT OF BUILDING LINE.
3. THERE ARE TWO FRONT YARDS ON THIS SITE AS THIS IS A CORNER LOT.
4. THERE ARE NO SIDE YARDS ON THIS LOT.
5. REAR YARD IS 6.30' THIS IS A PRE-EXISTING CONDITION.
6. FLOOR AREA RATIO IS 0.1 THIS IS A PRE-EXISTING CONDITION
7. VARIANCE GRANTED 10-23-83, FOR FRONT YARD & 765SQ.FT SIGN VARIANCE.
8. VARIANCE GRANTED 7-14-86 FOR USE (LAUNDROMAT) DRY CLEANING AND VIDEO RENTAL.

## PARKING REQUIREMENTS

NOTE: SITE IS PRESENTLY ZONED PLANNED INDUSTRIAL  
IS REQUESTING CONSIDERATION UNDER NEIGHBORHOOD  
COMMERCIAL.

LAUNDROMAT - ONE PARKING SPACE FOR EVERY 4 MACHINES  
 $27 \text{ MACHINES} / 4 = 6.75 \text{ SPACES REQUIRED}$

DRY CLEANER (SERVICE RETAIL) - ON PARKING SPACE FOR  
EACH 150 SQ.FT.

470 SQ.FT AVAILABLE FOR PATRON DROP OFF & PICKUP  
470/150 = 3.13 SPACES  
REQUIRED

VIDEO STORE RENTAL - 2 PARKING SPACE FOR EACH 150  
SQ.FT  
 $500\text{SQ.FT}/150 = 3.33$  PARKING  
SPACES

TOTAL PARKING SPACES REQUIRED - 1321 SPACES  
TOTAL PARKING SPACES PROVIDED - 20 SPACES INCLUDING  
2 HANDICAPP SPACES

# RECORD OWNER & APPLICANT

MR. NICHOLAS ROSETO  
824 EAST PEEN PACK TRAIL  
SPARROW BUSH N.Y.  
12780


## SURVEY INFORMATION BY:

BOUNDARY SURVEY COMPLETED ON MARCH 8, 1993 BY,  
CHUMARD & MC EVILLY  
4 FAIRLAWN AVE.  
MIDDLETOWN N.Y.

NOTE:  
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NEW YORK STATE EDUCATION  
LAW.

DATE	ISSUANCE	BY

5-4-94	PLANNING B.D.	D.D.
5-6-94	PLANNING B.D. COMM.	D.D.
10-6-93	PLANNING B.D. COMM.	D.D.
8-20-93	PLANNING B.D. COMM.	J.J.
4-30-93	COMMENTS	N.P.
DATE	REVISIONS	BY



CUOMO ENGINEERING

STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, N.Y. 12553 (914) 567-0063

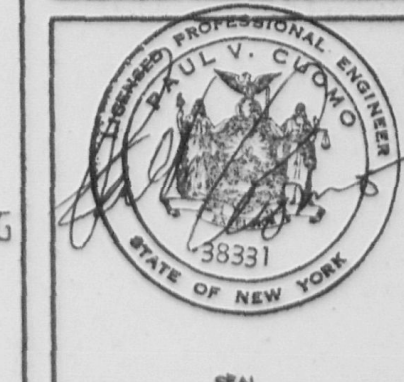
PROJECT TITLE

SHEET NO.

SITE PLAN

MR. NICHOLAS ROSYTOF

UNION AVE. EXT.



DATE	3-9-93
DRAWN BY:	D.D.
CHECKED BY:	P.V.C.
SCALE:	AS SHOWN
PROJECT NO.:	93070

SP-1

SEP 1 1961



